

Department of Health & Human Services
Centers for Medicare & Medicaid Services

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STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 676252	(X2) MULTIPLE CONSTRUCTION A. Building B. Wing	(X3) DATE SURVEY COMPLETED 05/21/2026
NAME OF PROVIDER OR SUPPLIER Avir at Veterans Memorial		STREET ADDRESS, CITY, STATE, ZIP CODE 1424 Fallbrook Drive Houston, TX 77038	
For information on the nursing home's plan to correct this deficiency, please contact the nursing home or the state survey agency.			
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (Each deficiency must be preceded by full regulatory or LSC identifying information)		
F 0925 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Few	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests. **NOTE- TERMS IN BRACKETS HAVE BEEN EDITED TO PROTECT CONFIDENTIALITY** Based on observation, interviews, and record reviews, the facility failed to maintain an effective pest control program so that the facility is free of pests and rodents for two rooms (102 & 305) of 1 of 1 facility reviewed for physical environment. The facility failed to maintain an effective pest control program so that rooms [ROOM NUMBERS] were free of roaches. This failure could place Residents at risk of a reduced quality of life. Findings: Record review of pest control dates: August 14, 2025- Treated the exterior of the facility for spiders and ants; replaced fly light device in kitchen; and exterior rodent stations were inspected. August 20, 2025- Treated and wiped down kitchen wall for gnat activity; a liquid application was applied around all baseboards throughout the entire kitchen including the dishwasher area; all dead roaches were vacuumed from the floor; and treatment was applied around the exterior perimeter of the kitchen to target American roaches. September 10, 2025- Follow-up of kitchen, still presence of German roaches in two areas. A gel was applied to the area. Activity of roaches was found underneath the shelves area. September 11, 2025- Full-service treatment was performed including room [ROOM NUMBER] (bait treatment was placed along the windowsills and restrooms), 201 (bait treatment was applied to the air conditioners, windowsills, baseboards, and restroom corners). The break room was treated with a liquid application and replaced the bait in the cabinet. The laundry room, exterior exit doors, the Administrator's office and three other offices. It was noted the grass was too high, which could contribute to pest activity. October 14, 2025- Treated rooms 215 for roaches from the logbook. Treated all common area entry/exit points, administrative office, and exterior perimeter. Rooms 201 revealed several dead roaches around bed B. room [ROOM NUMBER] had signs of roach activity within open areas of the baseboards which was reported by the Resident. Kitchen mentioned condition has improved but small roaches are still behind the microwave. November 7, 2025- Treatment of therapy room, laundry room, all entry/exit doors. Treated hallway 3 where a few requests from rooms 310, 311, 312, 315, and 316. room [ROOM NUMBER] had light gnat activity. November 25, 2025- Visit revealed room [ROOM NUMBER] had German cockroach activity, room [ROOM NUMBER] had major German cockroach infestation at Bed A, room [ROOM NUMBER] had minor activity at bed A near food dispenser, room [ROOM NUMBER] had activity at bed and inside a resident phone, room [ROOM NUMBER] had significant harborages inside nightstands and within a damaged wall void, room [ROOM NUMBER] had minor activity, room [ROOM NUMBER] had a minor activity, and room [ROOM NUMBER] had a minor activity. It was noted room [ROOM NUMBER] had major sanitation issues contributing to heavy infestation; these conditions are directly attracting and supporting roach activity. December 03, 2025- Treatment of all rooms in the 300 hallways. Bait only treatment applied to rooms [ROOM NUMBER]. room [ROOM NUMBER] had live German cockroaches activity observed. Activity closet was observed with activity and treated. Administrator's office was treated per her request due to live roach sighted early that day. December 3, 2025- Treated common area, interior, and residents room. The targeted pests: American Roaches, Asian Roaches, [NAME] Banded Roaches, German Roaches, and Oriental Roaches. December 12, 2025- Treated the front desk and nurses' station per request. Treated rooms 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216. Additional areas in 200 hall: kitchen (roaches), (continued on next page)		

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE
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F 0925 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Few	maintenance office, shower rooms 1 & 2, clean linen room (roaches), and social worker office. All areas were treated for German roach activity. Identify roach activity in room [ROOM NUMBER], 214, 215, and 216 (80 activity found). The facility requested 12 glue boards and was provided. December 12, 2025-Treated Hall 400 per request of maintenance supervisor. December 19, 2025-Treated rooms 401-414 and 416-422 for roaches. It was discussed with the Environmental Service Director the loose or damaged baseboard, corner walls in multiple units, and around toilet seals that needed to be sealed. December 26, 2025- Treated room B216 per request log. Also treated 100 hall and dining/laundry room. January 1, 2026-Treated 300 hall per request in log book. Treated room [ROOM NUMBER]-316. It was reported by the dietary manager a roach was in the microwave. It was noted there were food crumbs and other debris on the floor which provided potential food source for roaches. January 9, 2026 -Pest Control supervisor came to the facility with his worker. Treated rooms [ROOM NUMBERS] per request of the Director of Environmental Services. There was one dead German cockroach vacuumed up from unit 216 and one live roach. January 16, 2026- Treated the therapy room per a request. There were four dead roaches located in the break room where trash was stored inside the cabinets. February 10, 2026-Treated dining room, units 314, 316, 109, and the therapy gym for gnats. March 12, 2026-Treated medication room per request. It was noted one of the toilets was not properly fixed, needed to be repaired to help prevent potential pest problems. April 10, 2026-Treated rooms 305, 307, 311, 314, 315, janitorial closet, shower room, and storage area per a request. Two dead cockroaches were observed. On 5/21/2026 at 10:50 a.m. the surveyor and Director of Environmental Service observed a live roach in room [ROOM NUMBER] and a dead roach in room [ROOM NUMBER] while observing rooms on each hall for roach activity. In an interview on 5/21/2026 with the Environment Service Director, he stated he has been working at the facility for 11 years. He stated he does understand the importance of maintaining effective pest control. He stated it was his responsibility to ensure the facility does have effective pest control. He stated the facility does have a monthly service pest control, they were just at the facility on 05/19/2026 and the roaches were running to get away from the pest control spray. He stated he treats the facility monthly with a spray. He stated the facility does have a log for the employees to report any citing of pests. He stated the risk to the residents was they can be harmed and it may affect them. In an interview on 05/21/2026 at 1:43 pm with the Administrator, she stated she had been working at the facility for over six years. She stated she understands the importance of maintaining effective pest control. She stated to her knowledge the pest control was scheduled for effectiveness also with any additional concerns of pest control, so when pest control was aware of any issue upon their visit they are addressed. She stated if anything arose in between the maintenance supervisor will address these issues. She stated all staff was responsible for ensuring effective pest control, so that was properly logged and communicated to be addressed properly. She stated she understands the risk to the residents which was possible germs. Record review of the facility policy titled Pest Control revised May 2008 revealed Our facility shall maintain an effective pest control program.		